

ROMFORD

TO LET

**FULLY FITTED MEDICAL CLINIC
PROMINENT DOUBLE SHOP PREMISES
APPROX 157.9sqm/1700sq.ft**



48 NORTH STREET, ROMFORD, ESSEX RM1 1BH



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



LOCATION

The subject shop occupies a convenient trading position within the pedestrianised section of North Street, close to the St Edward's Way roundabout and opposite a new build residential development currently under construction.

The former Decathlon site which is also opposite has started construction for circa 300 homes a new Hotel and various Leisure and Retail opportunities.

DESCRIPTION

Fully fitted Double Ground Shop premises in good condition.

Approximate dimensions and area, are as follows:-

Internal Width 9.202m/30ft 2ins
Total Shop Depth 17.78m/58ft 4ins
(divided by partition at rear)

Ground Floor Area 157.9m² /1700ft² approx.

- Fully fitted medical clinic
- Large Retail Shop
- Air conditioned (not tested)
- Wood laminate flooring
- 1 car space to rear
- Rear servicing access
- Good condition throughout



TENURE

Existing Lease to Assign or New Lease

PASSING RENTAL

£33,500pax plus Business Rates & Service Charge

LEGAL COSTS

To be paid by ingoing tenant.



GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING via joint agents



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